HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa-Gatineau[1] CMA (Ontario)

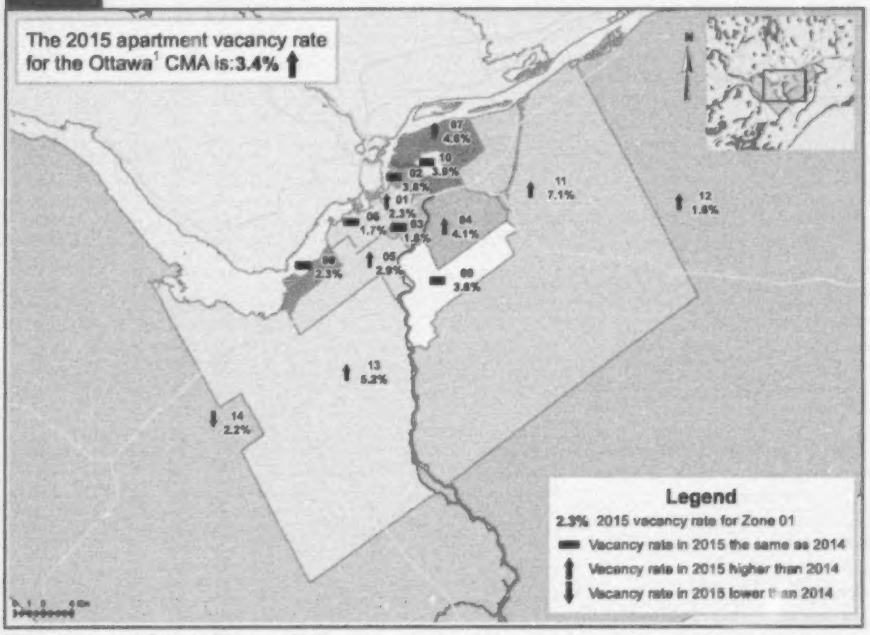
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The vacancy rate[2] in Ottawa rose to 3.4 per cent in 2015 from 2.6 per cent in 2014.
- The average fixed sample[3] rent for two bedroom apartments increased 3.1 per cent from 2014.
- Faster growth in supply than demand of rental units pushed apartment vacancies up in 2015.

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

[2] The vacancy rate is based on privately-initiated rental apartment structures of three or more units.

[3] Fixed sample refers to a sample common to the October 2014 and October 2015 surveys. When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

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Overview: Vacancies and Rents in Ottawa CMA

The rental market survey conducted in October 2015 by Canada Mortgage and Housing Corporation (CMHC) revealed that the average vacancy rate for the Ottawa Census Metropolitan Area (CMA) was 3.4 per cent, up from 2.6 per cent last year. Ottawa's vacancy rate was the highest since 2004 and came in higher than the provincial average of 2.4 per cent. The growth in supply outpaced the growth in demand, especially among one- and two-bedroom units, driving up the vacancy rate. The availability[4] rate increased for all bedroom count units, although three-bedroom units continued to have the highest availability rates in keeping with the usual rental market trends.

Average fixed sample rents went up compared to last year for all bedroom counts, with the largest increases for one- and two-bedroom units at 3.0 and 3.1 per cent, respectively. Following three years of rent increases below the Ontario guideline, landlords raised rents at a strong rate this year. Rent increases had not hit the three per cent mark since 2010 when rents were up 3.5 per cent. For all bedroom types, with the exception of three-bedroom units, the average fixed sample rent increased above the rate of inflation, exceeding the Rent Guideline increase of 1.6 per cent for 2015 in Ontario.

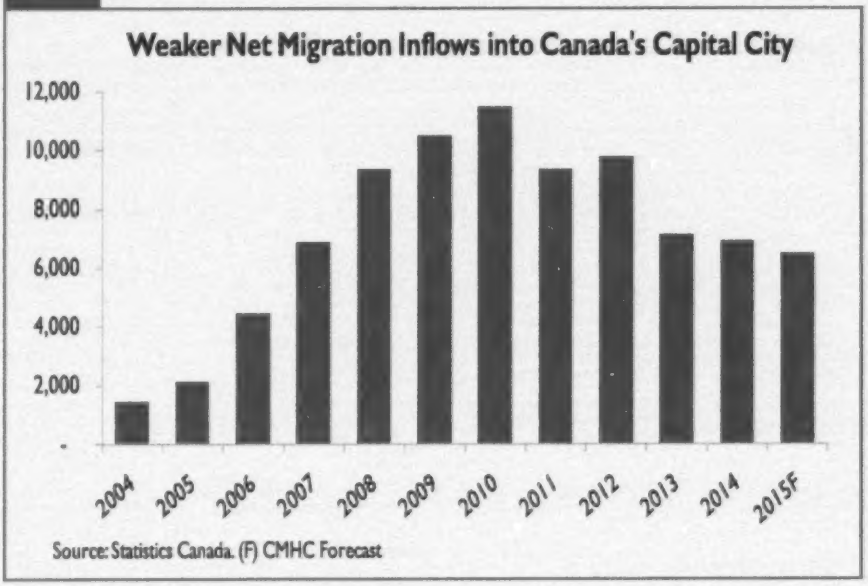
Rental unit offerings in Ottawa also include purpose-built row houses; these represent 11 per cent of the overall primary rental market. The vacancy rate on these units inched only slightly higher this October to 4.1 per cent from 4.0 per cent in 2014. The average fixed sample rent for all bedroom count townhouses rose by 1.8 per cent, while it increased by 2.0 per cent for the benchmark two-bedroom townhouse units. The row house universe declined slightly from last year by 54 units.

The completion of a large number of new purpose-built units this year, as well as an increase in condo

Figure 2

Source: CMHC, 2004-2015 Rental Market Surveys. Structures of 3+ units.
* Two bedroom apartments

Figure 3



Source: Statistics Canada. (F) CMHC Forecast

[4] A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal or greater than the vacancy rate.

offerings for rent increased rental supply. On the other hand muted employment growth for the younger age groups, and weaker migration into the CMA were less supportive for rental market demand. In addition, historically low mortgage rates may have encouraged some first-time homebuyer households with stable employment to jump into homeownership and leave their rental accommodations. Together, these supply and demand factors led to a rise in the vacancy rate.

Submarket Results: Higher Vacancies in Most Areas, Especially in Eastern Areas

The vacancy rate for all bedroom types was highest in Gloucester North/Orleans at 7.1 per cent up from 1.2 per cent last year, followed by Nepean at 5.2 per cent up from 3.6 per cent last year. The high vacancy rate in Gloucester North/Orleans was driven by two- and three-bedroom units, for which vacancy rates were 8.1 and 18.1 per cent, respectively. The high vacancy rate in this area was due to high vacancies in a few area buildings. Nepean's rise in vacancy rate was due to a rise in the vacancy rate for one- and two-bedroom units. The overall vacancy rate went up in the downtown core to 2.3 per cent from 1.7 per cent last year, but the area continued to have one of the tighter rates in the CMA as the core remains a sought-after area for renters.

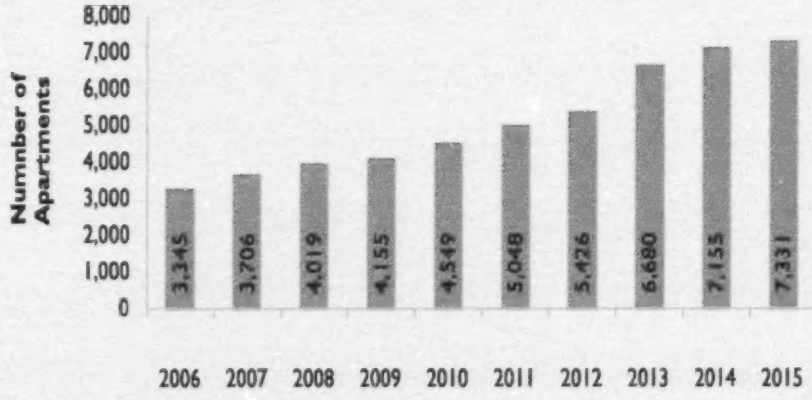
Looking at vacancies by the age of the structures, units in structures built between 1990 and 2004 had the lowest vacancy rates this year at 2.3 per cent. Vacancy rates went up significantly for units in buildings built between the years 1940-1959, 1960-1974, and 1975-1989. The vacancy rate went down for one-bedroom units built after 2005 to 2.0 from 5.6 per cent, as newer buildings generally offer more amenities than older buildings.

The highest average rent for two-bedroom apartments was observed in Western Ottawa and Surrounding areas at $1,453, driven by much higher one bedroom rents than in all other areas. Western Ottawa includes the Kanata area where incomes are slightly higher than other zones in Ottawa. Kanata has seen growing housing market activity in terms of new construction and existing sales; since it is both a residential and a commercial area at the same time, it provides more opportunities to live and work in the area. The lowest average rent for two-bedroom apartments at $932 was observed in Eastern Ottawa and Surrounding areas, as this is a purely residential area with not much commercial development, so that demand for rentals is not usually as strong. The highest rent for three-bedroom units was observed in Sandy Hill/Lowertown as this area has high student demand, while supply has remained stable since last year.

The largest fixed sample rent increase in the CMA was observed for two-bedroom units, where rents rose by 3.1 per cent compared to 2014. By area, the largest common sample rent increase was observed for Carlington/Iris at 4.1 per cent, followed by Westboro S./Hampton Partk/Britania at 3.9 per cent. Looking at rent increases by bedroom count, Vanier had the highest increase in average rents at 4.9 per cent for bachelor units. Glebe/Old Ottawa South saw the largest increase in rents for one-bedroom units at 4.4 per cent. Westboro S/Hampton Park/Britania saw the largest rent increase for two-bedroom units at 4.7 per cent. Most of the areas that witnessed the greatest rent increases this year had either witnessed a rent decline or no growth in rents in the previous year. In addition, some of the aforementioned areas, such as Westboro, have seen greater development in recent years, and have been rising in popularity for renters and homeowners alike due to increased amenities. Alta Vista had the highest increase in rents among three-bedroom units at 4.1 per cent.

Figure 4

Slower Increase in Investor-Held Condominium Apartments



Source: CMHC, 2006-2015 Rental Market Surveys

Supply and Demand Factors: Stronger Supply and Weaker Demand this year

The rise in rents this year despite the higher vacancy rate was more or less in response to lower rent increases in previous years rather than demand driven. This year, 792 net units were added to the survey universe so that the total apartment universe reached 60,878. The majority of apartment units surveyed were one-bedroom units, at 47 per cent, while two-bedroom units represented 40 per cent of the total survey universe.

There were 671[5] new completed purpose-built rental units added to the survey this year, which is 85 per cent of the net units added to the primary rental universe this year. It also represents 60 per cent of the total new supply brought to the primary rental market in the past five years. Ottawa's apartment rental market is also influenced by condominium units offered for rent by investors, which also compete for renters[6]. This year, the number of condominiums offered for rent increased by 176 units to 7,331. Adding together the purpose-built apartment units added to the primary rental universe and the new condominium units offered for rent. Ottawa's rental apartment supply rose by 968 units, while demand rose by about 391 units, pressuring the vacancy rate up.

Demand for rental accommodations was weak, as full-time employment for the 15-24 age was down 16 per cent since last year's survey. A rising number of members of this age group are staying longer in parental homes until the general trend in their employment improves. In addition, the 25-44 age group witnessed full-time employment gains since last year's survey. Some members of this age group may have been persuaded by historically low mortgage rates to jump into homeownership, putting some upward pressure on the vacancy and availability rates.

Other important groups for rental demand are immigrants, international students and temporary workers. About 70 per cent of recent immigrant households rent their accommodations, and about 54 per cent of them choose apartments. Migration to the Ottawa CMA has provided less demand to the rental market in recent years, as the number of immigrants has steadily decreased. Ottawa received an estimated 5,580 immigrants in 2014, which works out to about 1,800 households (3.3 persons per household). This number is down from 2013 and down from the average over the previous five years. As for international students in Ottawa, their number was up for the 2014-2015 academic year. Moreover, International enrolment is up for the three post-secondary educational institutions in Ottawa this year, supporting demand for rental accommodations.

Secondary Market

The number of condos offered for rent increased to 7,331 from 7,155 in 2014, for a modest increase of 176 units offered for rent. 2014 had seen 475 additional units offered for rent over the 2013 level. Meanwhile, the vacancy rate for the rental

Figure 5

Source: CMHC, 2014 and 2015 Rental Market Surveys

[5] Only units completed 3 months prior to the CMHC Rental Market Survey are included in the survey, so new supply included in the October 2015 survey (671 units) includes units completed as of July 2014 to June 2015.

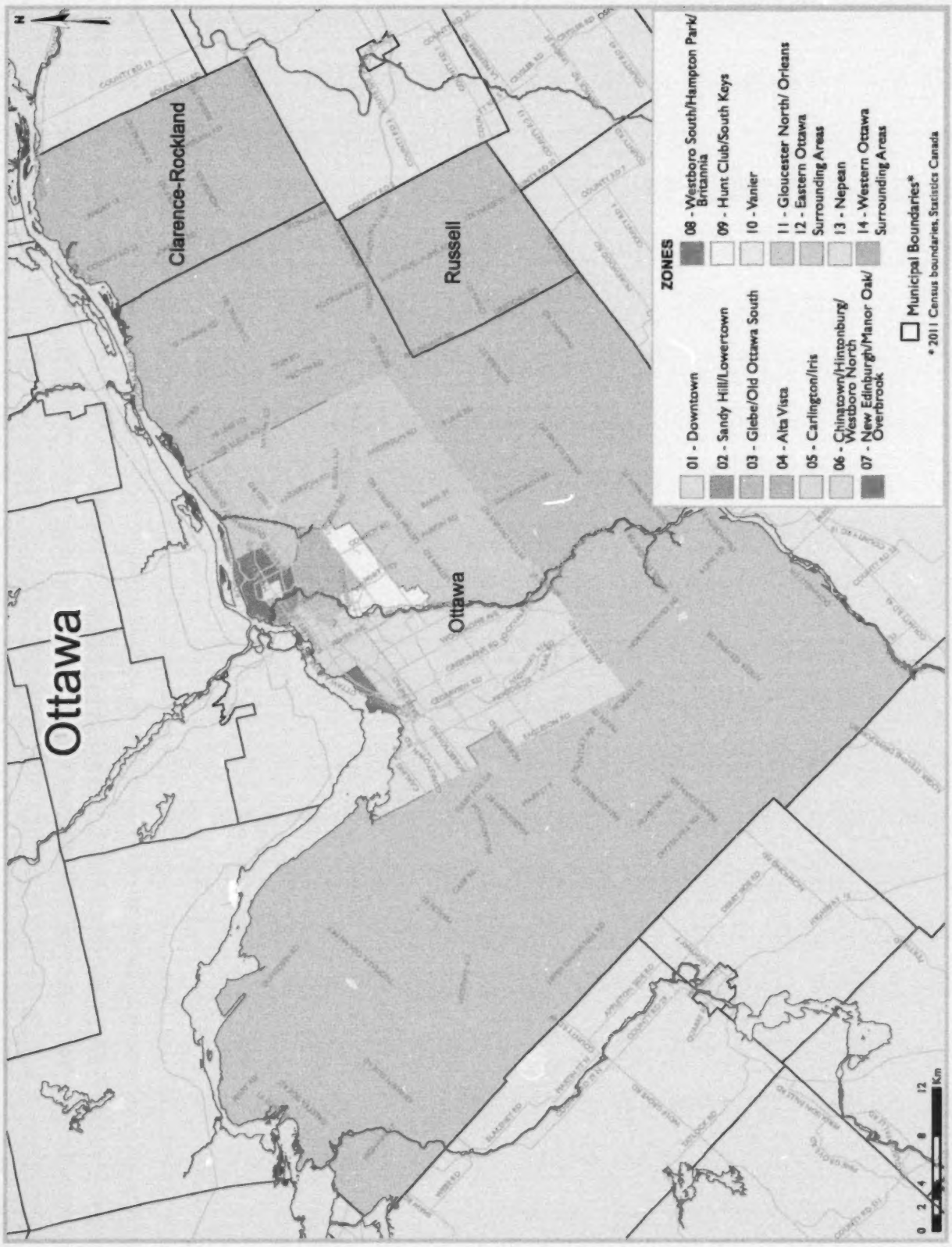
[6] An important caveat to make is that there is likely more direct competition between condominium units and purpose-built units in building structures of similar ages.

condominiums went up to 2.6 per cent from 1.7 per cent in 2014, driven by an increase in the vacancy rate in the outer suburbs from 0.7 per cent in 2014 to 3.6 per cent. This means that overall condominium rental demand increased by just over 100 units. Therefore, similar to the purpose-built segment of the rental market, supply has outpaced demand in the condominium rental market. The ample supply of condominiums offered for rent in Ottawa has also meant that the average rent for a two-bedroom condominium unit declined to $1,330 this year compared to $1,430 in 2014. Condos are competing with purpose-built units renting at a similar average rent. The average vacancy rate of purpose-built rentals with rents between $1,200 and $1,349 is 5.2 per cent for all bedroom types, compared to 2.6 per cent for all condos.

The number of estimated households in other secondary rental units such as single-detached homes, semi-detached, row and duplex units as well as other primary accessory suites, increased by just over 2,600 households. These other secondary rental units have more space, as there are no bachelor or one-bedroom suites in this rental category. The average rent on both two- and three-bedroom other secondary market units came in lower than for purpose-built units of same bedroom count, as such units are generally located in more suburban areas compared to purpose-built units.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**


Clarence-Rockland
Russell
Ottawa
Ottawa
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Hunt Club/South Keys
10 - Vanier
11 - Gloucester North/ Orleans
12 - Eastern Ottawa Surrounding Areas
13 - Nepean
14 - Western Ottawa Surrounding Areas
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 2 4 8 12 Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista** - Includes Alta Vista
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zone 9	**Hunt Club/South Keys** - Includes Hunt Club and South Keys
Zones 1-9	**Former City of Ottawa**
Zone 10	**Vanier** - Includes Vanier.
Zone 11	**Gloucester North/Orleans** - Includes the former municipality of Gloucester.
Zone 12	**Eastern Ottawa Surrounding Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	**Gloucester and Eastern Areas**
Zone 13	**Nepean** - Includes the former municipality of Nepean.
Zone 14	**Western Ottawa Surrounding Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zones 13-14	**Nepean and Western Areas**
Zones 1-14	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas; Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounging Areas.
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	1.5 a	1.9 b	1.4 a	2.5 a ↑	2.0 a	1.9 a	**	**	1.7 a	2.3 a
Sandy Hill/Lowertown	1.8 b	3.8 c	3.7 b	2.9 b	5.9 c	5.7 c	**	**	4.3 b	3.8 b
Glebe/Old Ottawa South	**	3.5 d	1.5 a	**	1.6 c	1.0 a	3.5 d	**	2.1 c	1.8 c
Alta Vista	2.5 c	0.7 a	2.4 a	4.2 c ↑	3.6 b	4.0 b	5.0 d	**	3.0 a	4.1 c ↑
Carlington/Iris	1.6 c	**	1.5 a	2.7 a	2.6 b	3.0 b	3.0 c	**	2.0 a	2.9 a
Chinatown/Hintonburg/Westboro N	2.0 c	2.0 b	2.3 b	1.5 a	1.0 a	1.9 b	4.1 d	**	1.9 b	1.7 b
New Edinb./Manor Park/Overbrook	0.6 a	0.5 a	2.7 b	3.6 b	2.4 a	5.3 c	**	**	2.4 a	4.6 b
Westboro S/Hampton Pk/Britannia	1.4 a	1.7 b	2.4 a	2.4 a	2.1 b	2.5 a	0.8 a	1.2 a	2.2 a	2.3 a
Hunt Club/South Keys	**	**	2.7 a	4.0 c	3.7 a	3.7 c	6.0 a	**	3.2 a	3.6 c
Former City of Ottawa	1.8 a	2.2 c	2.2 a	2.9 a	2.8 a	3.3 a	4.8 a	4.5 a	2.5 a	3.0 a
Vanier	**	**	2.7 b	3.8 c	4.6 c	3.7 c	**	5.0 d	4.1 b	3.9 b
Gloucester North/Orleans	**	**	1.7 b	2.2 b	0.9 a	8.1 a	**	18.1 a	1.2 a	7.1 c
Eastern Ottawa Surrounding Areas	**	**	1.6 a	0.0 a	0.9 a	2.0 a	**	**	1.0 a	1.6 a
Gloucester/Eastern Areas	0.0 a	**	1.7 a	2.0 a	0.9 a	7.3 a	**	18.0 a	1.2 a	6.5 a
Nepean	3.5 a	4.6 a	3.3 a	5.0 a	3.3 a	5.6 a	7.1 b	3.6 c	3.6 a	5.2 a
Western Ottawa Surrounding Areas	**	**	6.4 a	2.1 c	2.8 a	2.3 a	0.0 a	**	3.9 a	2.2 a
Nepean/Western Areas	3.5 a	4.6 a	3.8 a	4.3 a	3.2 a	4.9 a	6.9 a	3.4 a	3.6 a	4.6 a
Ottawa-Gatineau CMA (Ont. Part)	1.8 a	2.3 a	2.3 a	3.0 a	2.9 a	3.8 a	5.5 a	5.7 a	2.6 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	801	830	1,018	1,071	1,395	1,441	1,622	1,629	1,082	1,134
Sandy Hill/Lowertown	779	792	1,041	1,074	1,318	1,323	1,755	1,705	1,121	1,116
Glebe/Old Ottawa South	769	775	940	1,012	1,217	1,262	1,467	1,475	1,087	1,134
Alta Vista	783	805	898	924	1,101	1,134	1,421	1,525	1,003	1,035
Carlington/Iris	759	804	879	908	1,044	1,086	1,282	1,282	948	984
Chinatown/Hintonburg/Westboro N	770	770	895	940	1,122	1,237	1,628	1,615	965	1,020
New Edinb./Manor Park/Overbrook	768	771	965	979	1,193	1,247	1,455	1,334	1,087	1,107
Westboro S/Hampton Pk/Britannia	787	813	896	934	1,075	1,126	1,227	1,230	965	1,009
Hunt Club/South Keys	717	735	875	882	1,028	1,029	1,373	**	966	972
Former City of Ottawa	781	803	944	980	1,158	1,203	1,504	1,478	1,027	1,060
Vanier	633	643	813	842	943	960	1,113	1,178	890	908
Gloucester North/Orleans	781	806	899	922	1,028	1,064	1,123	1,173	964	1,025
Eastern Ottawa Surrounding Areas	**	**	780	869	948	932	**	**	928	916
Gloucester/Eastern Areas	778	802	896	918	1,015	1,046	1,122	1,173	960	1,013
Nepean	832	870	923	960	1,095	1,128	1,244	1,260	1,037	1,070
Western Ottawa Surrounding Areas	**	**	1,275	1,315	1,437	1,453	1,590	**	1,384	1,416
Nepean/Western Areas	832	869	976	1,017	1,158	1,205	1,256	1,276	1,093	1,136
Ottawa-Gatineau CMA (Ont. Part)	**780**	**801**	**936**	**972**	**1,132**	**1,174**	**1,415**	**1,390**	**1,021**	**1,056**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	1,541	1,523	4,986	5,023	2,053	2,098	225	231	8,805	8,875
Sandy Hill/Lowertown	927	919	2,889	2,885	1,694	1,699	401	401	5,911	5,904
Glebe/Old Ottawa South	199	196	1,536	1,531	1,267	1,270	205	208	3,207	3,205
Alta Vista	184	190	3,697	3,708	3,426	3,483	297	328	7,604	7,709
Carlington/Iris	486	490	3,268	3,269	2,731	2,743	198	204	6,683	6,706
Chinatown/Hintonburg/Westboro N	675	643	2,173	2,309	1,126	1,154	136	143	4,110	4,249
New Edinb./Manor Park/Overbrook	226	228	1,263	1,269	1,562	1,567	148	150	3,199	3,214
Westboro S/Hampton Pk/Britannia	444	436	2,665	2,708	2,267	2,293	158	169	5,534	5,606
Hunt Club/South Keys	121	113	989	1,005	1,016	1,027	134	135	2,260	2,280
Former City of Ottawa	4,803	4,738	23,466	23,707	17,142	17,334	1,902	1,969	47,313	47,748
Vanier	168	169	1,811	1,808	1,820	1,818	199	202	3,998	3,997
Gloucester North/Orleans	115	115	835	835	1,498	1,510	231	231	2,679	2,691
Eastern Ottawa Surrounding Areas	2	2	64	64	250	254	1	13	317	333
Gloucester/Eastern Areas	117	117	899	899	1,748	1,764	232	244	2,996	3,024
Nepean	141	151	1,702	1,693	2,676	2,661	335	335	4,854	4,840
Western Ottawa Surrounding Areas	2	2	299	545	614	712	10	10	925	1,269
Nepean/Western Areas	143	153	2,001	2,238	3,290	3,373	345	345	5,779	6,109
Ottawa-Gatineau CMA (Ont. Part)	**5,231**	**5,177**	**28,177**	**28,652**	**24,000**	**24,289**	**2,678**	**2,760**	**60,086**	**60,878**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	2.8	2.7	2.9	4.4	3.4	3.4	**	**	3.2	3.8
Sandy Hill/Lowertown	2.3	4.4	6.0	5.2	7.3	7.3	**	**	5.9	5.6
Glebe/Old Ottawa South	9.7	5.8	3.9	2.6	3.5	2.1	4.1	**	4.2	2.8
Alta Vista	4.0	2.0	4.5	7.4	6.0	6.9	5.5	11.7	5.2	7.1
Carlington/Iris	2.7	3.8	3.5	4.8	5.0	5.0	3.0	**	4.0	4.8
Chinatown/Hintonburg/Westboro N	4.6	4.2	3.2	2.7	2.4	2.3	6.3	**	3.3	2.8
New Edinb./Manor Park/Overbrook	1.8	2.7	4.5	5.2	5.0	7.3	4.5	**	4.6	6.5
Westboro S/Hampton Pk/Britannia	2.6	3.6	4.3	4.7	4.5	4.1	1.4	1.7	4.2	4.3
Hunt Club/South Keys	**	**	4.9	7.2	6.3	6.0	7.5	**	5.4	6.2
Former City of Ottawa	3.1	3.5	4.1	4.9	4.9	5.1	5.5	6.1	4.4	4.9
Vanier	**	**	5.3	4.8	5.9	**	**	**	5.9	5.7
Gloucester North/Orleans	**	**	4.9	4.8	3.0	10.8	**	20.5	3.5	9.7
Eastern Ottawa Surrounding Areas	**	**	1.6	0.0	2.9	3.6	**	**	2.6	2.9
Gloucester/Eastern Areas	0.0	**	4.7	4.5	3.0	9.8	**	20.4	3.4	9.0
Nepean	7.8	6.6	7.7	9.4	6.8	9.6	12.2	7.1	7.5	9.2
Western Ottawa Surrounding Areas	**	**	8.7	3.6	4.6	3.7	0.0	**	5.9	3.6
Nepean/Western Areas	7.7	6.5	7.8	8.0	6.4	8.3	11.8	6.8	7.2	8.1
Ottawa-Gatineau CMA (Ont. Part)	3.2	3.6	4.4	5.2	5.1	6.0	6.6	7.8	4.7	5.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Downtown	1.5 c	2.7 c	0.4 b	1.9 b	-0.8 d	2.1 c	**	++	0.5 a	1.9 c
Sandy Hill/Lowertown	++	2.5 c	++	2.1 c	++	**	++	++	**	1.3 c
Glebe/Old Ottawa South	2.8 b	1.4 c	3.4 d	4.4 a	++	3.2 b	++	3.4 c	++	2.9 a
Alta Vista	1.4 a	0.9 d	-0.6 b	3.4 b	++	3.7 b	++	4.1 c	-0.6 b	3.5 b
Carlington/Iris	-1.5 c	3.8 c	++	3.7 c	-3.5 d	**	++	++	-1.0 d	4.1 c
Chinatown/Hintonburg/Westboro N	1.4 a	1.6 c	0.8 d	3.5 b	1.6 c	3.1 d	0.6 b	2.6 b	0.9 a	3.1 b
New Edinb./Manor Park/Overbrook	2.0 a	++	1.1 d	2.3 b	1.4 d	3.6 c	**	**	1.3 a	2.9 b
Westboro S/Hampton Pk/Britannia	2.9 b	2.9 b	++	3.6 b	++	4.7 c	6.0 c	-0.5 b	++	3.9 b
Hunt Club/South Keys	++	++	2.0 a	2.4 c	1.8 a	1.7 c	-1.3 d	**	2.8 a	1.0 a
Former City of Ottawa	1.3	2.4	0.6	3.0	++	3.5	**	1.3	0.4	2.8
Vanier	**	4.9 d	++	2.5 c	6.5 c	++	++	++	2.5 b	++
Gloucester North/Orleans	-1.4 a	4.5 d	-1.0 a	3.4 a	++	3.2 c	2.8 c	++	++	3.3 b
Eastern Ottawa Surrounding Areas	**	**	++	**	1.0 a	++	**	**	1.0 a	++
Gloucester/Eastern Areas	-1.2	5.0	-0.9	3.3	++	2.9	2.8	++	++	3.0
Nepean	1.0 a	4.5 b	0.4 a	3.6 a	-0.3 b	3.3 b	++	1.5 c	++	3.5 b
Western Ottawa Surrounding Areas	**	**	2.5 a	++	1.4 a	1.0 a	**	**	1.6 a	0.5 b
Nepean/Western Areas	1.0	4.4	0.7	3.0	++	2.9	++	1.5	0.3	2.9
Ottawa-Gatineau CMA (Ont. Part)	**1.2**	**2.6**	**0.6**	**3.0**	**++**	**3.1**	**1.4**	**1.3**	**0.5**	**2.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	4.5 c	4.9 c	3.1 c	2.8 c	2.0 c	3.5 d	7.1 c	**	3.3 c	3.7 c
1940 - 1959	1.1 a	3.0 c ↑	2.3 b	3.6 c ↑	2.9 b	3.6 c	**	**	2.5 a	3.5 b ↑
1960 - 1974	1.3 a	1.7 a	2.3 a	3.2 b ↑	3.1 a	3.7 a	4.4 b	3.4 c	2.5 a	3.2 a ↑
1975 - 1989	2.2 b	1.6 b	1.8 a	2.4 a ↑	2.6 a	4.6 a ↑	**	9.1 a	2.4 a	3.7 b ↑
1990 - 2004	**	**	2.8 b	2.1 b	2.3 b	2.4 b	**	**	2.6 b	2.3 b
2005+	**	**	5.6 d	2.0 c ↓	4.0 b	4.4 c	0.0 d	**	4.5 c	3.4 c
Total	1.8 a	2.3 a ↑	2.3 a	3.0 a ↑	2.9 a	3.8 a ↑	5.5 b	5.7 b	2.6 a	3.4 a ↑

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	723 a	716 a	929 a	968 a	1,214 a	1,267 a	1,635 a	1,590 b	1,074 a	1,101 a
1940 - 1959	743 a	745 a	850 a	876 a	1,006 a	1,026 a	1,288 b	1,288 b	929 a	942 a
1960 - 1974	798 a	825 a	931 a	968 a	1,117 a	1,152 a	1,382 a	1,364 a	1,002 a	1,032 a
1975 - 1989	792 a	836 a	936 a	959 a	1,133 a	1,164 a	1,330 a	1,295 a	1,031 a	1,062 a
1990 - 2004	813 a	988 d	1,194 b	1,271 a	1,379 b	1,476 b	**	**	1,290 b	1,382 b
2005+	**	**	1,440 b	1,402 b	1,434 b	1,485 a	1,791 c	1,871 c	1,447 b	1,473 a
Total	780 a	801 a	936 a	972 a	1,132 a	1,174 a	1,415 a	1,390 a	1,021 a	1,056 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	3.0 d	**	1.9 c	2.0 c	4.9 d	**	2.8 b	2.8 c
6 to 19 Units	4.4 c	5.5 d	3.1 a	3.7 c	3.1 b	4.8 b ↑	9.2 c	**	3.5 a	4.6 b ↑
20 to 49 Units	2.2 b	3.5 b ↑	2.9 a	3.8 b ↑	2.4 a	3.2 b ↑	6.1 b	3.7 d ↓	2.8 a	3.6 b ↑
50 to 99 Units	1.1 a	0.9 a -	2.4 a	3.3 b ↑	3.9 b	3.4 b -	17.1 d	5.9 b ↓	3.2 b	3.1 a -
100 to 199 Units	1.0 a	1.6 a ↑	2.0 a	3.1 b ↑	2.7 a	3.1 a ↑	2.8 c	3.1 d	2.2 a	3.0 a ↑
200+ Units	1.3 a	1.0 a -	2.0 a	2.4 a -	2.9 a	4.4 b ↑	2.3 b	6.9 c ↑	2.3 a	3.4 b ↑
Total	1.8 a	2.3 a ↑	2.3 a	3.0 a ↑	2.9 a	3.8 a ↑	5.5 b	5.7 b -	2.6 a	3.4 a ↑

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	704 b	695 b	852 a	888 a	1,086 a	1,122 a	1,389 b	1,376 b	1,024 a	1,033 a
6 to 19 Units	715 a	721 a	846 a	869 a	1,032 a	1,075 a	1,442 b	1,437 b	965 a	998 a
20 to 49 Units	753 a	752 a	912 a	930 a	1,107 a	1,111 a	1,582 a	1,601 a	962 a	965 a
50 to 99 Units	784 a	813 a	918 a	950 a	1,109 a	1,138 a	1,186 a	1,169 a	972 a	1,002 a
100 to 199 Units	812 a	837 a	970 a	1,013 a	1,187 a	1,245 a	1,329 a	1,334 a	1,047 a	1,094 a
200+ Units	796 a	839 a	966 a	1,009 a	1,178 a	1,218 a	1,492 a	1,427 a	1,062 a	1,103 a
Total	780 a	801 a	936 a	972 a	1,132 a	1,174 a	1,415 a	1,390 a	1,021 a	1,056 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Ont. Part)

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	4.0	**	3.6	4.7	2.0	2.3	0.9	3.7	0.9	1.2	1.0	**
Sandy Hill/Lowertown	**	**	3.5	**	2.3	2.6	2.8	2.1	2.4	2.8	**	**
Glebe/Old Ottawa South	**	**	3.6	**	**	**	**	**	**	**	**	**
Alta Vista	**	**	**	**	**	**	3.0	5.4	3.0	5.6	3.0	2.5
Carlington/Iris	**	**	2.7	3.6	5.8	9.4	4.2	4.9	1.5	2.2	0.1	0.6
Chinatown/Hintonburg/Westboro N	3.8	**	1.4	2.0	2.7	4.1	2.0	0.5	**	1.8	**	**
New Edinb./Manor Park/Overbrook	**	**	2.2	**	3.2	2.3	0.4	0.6	2.1	3.4	**	**
Westboro S/Hampton Pk/Britannia	**	**	**	2.6	3.0	3.8	**	**	1.7	3.0	1.4	1.9
Hunt Club/South Keys	**	**	**	**	**	**	**	**	4.5	4.7	**	**
Former City of Ottawa	3.8	3.7	2.8	4.3	2.9	3.6	2.6	2.8	2.1	3.1	2.3	2.1
Vanier	**	**	5.3	5.3	**	**	**	**	**	**	**	**
Gloucester North/Orleans	**	**	2.6	3.3	0.7	3.3	2.5	3.7	0.1	0.7	**	**
Eastern Ottawa Surrounding Areas	**	0.0	0.8	2.4	**	**	**	**	-	-	-	-
Gloucester/Eastern Areas	**	0.0	2.1	3.0	0.8	2.0	2.1	3.7	0.1	0.7	**	**
Nepean	-	-	5.9	5.8	4.2	9.2	3.9	4.3	3.2	3.7	2.8	7.7
Western Ottawa Surrounding Areas	**	**	5.6	**	2.7	1.6	**	**	4.1	1.3	-	-
Nepean/Western Areas	**	**	5.9	5.9	3.4	4.9	3.6	4.1	3.4	3.0	2.8	7.7
Ottawa-Gatineau CMA (Ont. Part)	2.8	2.8	3.5	4.6	2.8	3.6	3.2	3.1	2.2	3.0	2.3	3.4

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)										
LT $750	1.5 b	2.4 c	2.8 c	2.0 c	**	0.7 b	**	**	2.2 b	2.2 b
$750 - $899	1.8 a	1.9 a	1.8 a	3.7 c ↑	3.4 d	2.3 b ↓	**	0.0 d	2.0 a	3.0 b ↑
$900 - $1049	2.3 a	2.9 c	2.2 a	2.3 a	2.8 a	3.1 b	**	**	2.5 a	2.6 a
$1050 - $1199	**	0.0 d	2.3 a	2.6 a	2.0 a	4.2 b ↑	4.0 d	7.7 c ↑	2.1 a	3.8 b ↑
$1200 - $1349	**	**	3.2 c	4.9 d	3.9 b	4.8 b	12.4 c	9.0 c	4.6 a	5.2 b
$1350+	**	**	8.5 b	6.0 c	4.1 b	4.0 b	4.9 c	4.1 d	5.0 b	4.4 b
Total	1.8 a	2.3 a	2.3 a	3.0 a	2.9 a	3.8 a ↑	5.5 b	5.7 b	2.6 a	3.4 a ↑

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	**	-	**	**	**	**	0.0	**	0.0	**
Sandy Hill/Lowertown	-	-	**	**	**	**	6.3	**	5.5	**
Glebe/Old Ottawa South	-	-	**	**	**	**	4.2	6.3	3.4	5.1
Alta Vista	-	-	**	**	10.7	**	9.3	13.0	9.8	11.7
Carlington/Iris	-	-	-	-	**	**	**	**	**	**
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	0.0	0.0
New Edinb./Manor Park/Overbrook	**	**	1.2	3.7	1.1	3.2	1.2	3.2	1.2	3.2
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	5.3	5.3	6.0	5.2
Former City of Ottawa	**	**	1.8	2.7	2.8	2.9	5.0	6.8	4.0	5.2
Vanier	-	-	**	**	**	**	**	**	**	3.9
Gloucester North/Orleans	-	-	-	-	0.0	3.2	3.4	3.1	3.3	3.1
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	**	-	**	**
Gloucester/Eastern Areas	-	-	-	-	2.8	4.7	3.4	3.1	3.4	3.2
Nepean	**	**	**	**	4.8	3.9	4.1	4.0	4.3	4.0
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	3.5	2.9	4.1	4.0	3.9	3.7
Ottawa-Gatineau CMA (Ont. Part)	**	**	**	3.5	3.2	3.0	4.4	4.6	4.0	4.1

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	**	-	**	**	**	**	1,313 a	**	1,133 a	**
Sandy Hill/Lowertown	-	-	**	**	1,215 b	1,266 b	1,567 b	**	1,393 b	1,371 d
Glebe/Old Ottawa South	-	-	**	**	**	**	1,532 a	1,608 a	1,450 a	1,509 a
Alta Vista	-	-	**	**	1,017 a	**	1,294 a	1,307 a	1,229 a	1,256 a
Carlington/Iris	-	-	-	-	**	**	1,204 b	1,224 b	1,205 b	1,220 b
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	1,336 b	**	1,201 b	**
New Edinb./Manor Park/Overbrook	**	**	907 a	922 a	1,007 a	1,031 a	1,107 a	1,131 a	1,037 a	1,062 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	1,224 a	1,273 a	1,204 b	1,255 a
Hunt Club/South Keys	-	-	-	-	**	**	1,460 a	**	1,418 a	**
Former City of Ottawa	**	**	938 a	939 a	1,052 a	1,082 a	1,245 a	1,263 a	1,153 a	1,178 a
Vanier	-	-	**	**	**	**	**	**	1,217 a	1,218 a
Gloucester North/Orleans	-	-	-	-	1,276 a	1,287 a	1,252 a	1,254 a	1,253 a	1,256 a
Eastern Ottawa Surrounding Areas	-	-	-	-	1,054 b	1,000 b	**	-	1,048 b	1,000 b
Gloucester/Eastern Areas	-	-	-	-	1,209 a	1,198 a	1,251 a	1,254 a	1,249 a	1,250 a
Nepean	**	**	**	**	1,209 a	1,240 a	1,299 a	1,345 a	1,277 a	1,316 a
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	1,171 a	1,242 a	1,299 a	1,345 a	1,260 a	1,311 a
Ottawa-Gatineau CMA (Ont. Part)	**	**	932 a	932 a	1,117 a	1,172 a	1,272 a	1,299 a	1,221 a	1,254 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	4	0	19	5	6	6	14	14	43	25
Sandy Hill/Lowertown	0	0	6	6	26	26	33	32	65	64
Glebe/Old Ottawa South	0	0	5	5	6	6	48	48	59	59
Alta Vista	0	0	1	1	145	119	505	504	651	624
Carlington/Iris	0	0	0	0	138	139	223	223	361	362
Chinatown/Hintonburg/Westboro N	2	2	9	10	30	30	33	33	74	75
New Edinb./Manor Park/Overbrook	16	16	81	81	615	615	514	514	1,226	1,226
Westboro S/Hampton Pk/Britannia	0	0	0	0	34	34	30	30	64	64
Hunt Club/South Keys	0	0	0	0	20	20	114	114	134	134
Former City of Ottawa	**22**	**18**	**121**	**108**	**1,020**	**995**	**1,514**	**1,512**	**2,677**	**2,633**
Vanier	0	0	3	3	5	6	45	45	53	54
Gloucester North/Orleans	0	0	0	0	57	62	1,276	1,271	1,333	1,333
Eastern Ottawa Surrounding Areas	0	0	0	0	26	29	5	0	31	29
Gloucester/Eastern Areas	**0**	**0**	**0**	**0**	**83**	**91**	**1,281**	**1,271**	**1,364**	**1,362**
Nepean	3	3	4	4	816	818	2,573	2,562	3,396	3,387
Western Ottawa Surrounding Areas	0	0	0	0	56	56	246	246	302	302
Nepean/Western Areas	**3**	**3**	**4**	**4**	**872**	**874**	**2,819**	**2,808**	**3,698**	**3,689**
Ottawa-Gatineau CMA (Ont. Part)	**25**	**21**	**128**	**115**	**1,980**	**1,966**	**5,659**	**5,636**	**7,792**	**7,738**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	**	-	**	**	**	**	0.0	**	0.0	**
Sandy Hill/Lowertown	-	-	**	**	**	**	9.4	**	**	**
Glebe/Old Ottawa South	-	-	**	**	**	**	4.2	6.3	5.1	5.1
Alta Vista	-	-	**	**	14.9	**	10.5	**	11.6	**
Carlington/Iris	-	-	-	-	**	**	**	**	4.4	**
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	0.0	**
New Edinb./Manor Park/Overbrook	**	**	6.2	6.2	2.6	5.6	3.7	3.2	3.4	4.6
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	7.9	6.1	8.2	6.7
Former City of Ottawa	**	**	5.3	9.0	4.5	5.1	6.7	9.3	5.8	7.8
Vanier	-	-	**	**	**	**	**	**	24.0	5.9
Gloucester North/Orleans	-	-	-	-	3.5	4.8	6.5	5.3	6.4	5.3
Eastern Ottawa Surrounding Areas	-	-	-	-	13.6	**	**	-	11.1	**
Gloucester/Eastern Areas	-	-	-	-	6.6	7.1	6.5	5.3	6.5	5.4
Nepean	**	**	**	**	7.2	7.2	6.8	5.8	6.9	6.2
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	5.2	5.3	6.8	5.8	6.3	5.7
Ottawa-Gatineau CMA (Ont. Part)	**	**	5.2	9.6	4.9	5.2	6.8	6.7	6.3	6.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Downtown	**	-	**	**	**	**	**	**	1.4 d	**
Sandy Hill/Lowertown	-	-	**	**	**	**	++	**	**	**
Glebe/Old Ottawa South	-	-	**	**	**	**	-4.8 d	5.5 a	**	4.2 a
Alta Vista	-	-	**	**	**	**	2.4 b	1.6 a	++	3.1 d
Carlington/Iris	-	-	-	-	**	**	++	++	++	++
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	++	**	-1.3 d	**
New Edinb./Manor Park/Overbrook	**	**	2.3 a	1.9 a	1.5 a	1.9 a	2.4 a	2.1 a	1.3 a	2.0 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	4.0 c	**	4.3 d
Hunt Club/South Keys	-	-	-	-	**	**	0.2 a	**	0.3 a	**
Former City of Ottawa	**	**	2.2 a	1.8 b	1.2 a	1.4 a	1.2 a	2.2 c	++	2.2 a
Vanier	-	-	**	**	**	**	**	**	1.4 a	++
Gloucester North/Orleans	-	-	-	-	**	-1.5 c	0.6 a	0.9 a	0.5 a	0.8 a
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	**	-	**	**
Gloucester/Eastern Areas	-	-	-	-	-1.6 c	-1.6 c	0.6 a	0.9 a	0.5 b	0.7 a
Nepean	**	**	**	**	++	2.6 a	1.6 c	2.0 b	1.4 a	2.1 b
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	++	2.6 a	1.6 c	2.0 c	1.3 a	2.1 b
Ottawa-Gatineau CMA (Ont. Part)	**	**	2.2 b	1.7 c	0.5 b	2.0 b	1.3 a	1.8 a	0.8 a	1.8 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	1.5 b	1.9 c	1.4 a	2.5 a	2.0 b	1.9 b	**	**	1.7 a	2.3 a
Sandy Hill/Lowertown	1.8 b	3.8 c	3.7 b	2.9 b	5.9 c	5.6 c	**	**	4.3 b	3.8 b
Glebe/Old Ottawa South	**	3.5 d	1.5 a	**	1.6 c	1.0 a	3.6 d	**	2.1 c	1.9 c
Alta Vista	2.5 c	0.7 b	2.4 a	4.2 c	3.8 b	4.1 b	8.0 b	11.2 d	3.5 b	4.7 b
Carlington/Iris	1.6 c	**	1.5 a	2.7 a	2.5 a	2.8 b	**	4.6 d	2.0 a	2.8 a
Chinatown/Hintonburg/Westboro N	2.0 c	2.0 b	2.3 b	1.5 a	1.0 a	1.9 b	3.4 d	1.3 d	1.9 b	1.7 b
New Edinb./Manor Park/Overbrook	0.6 a	0.4 a	2.6 b	3.6 b	2.1 a	4.7 c	1.6 c	5.3 c	2.1 a	4.2 b
Westboro S/Hampton Pk/Britannia	1.4 a	1.7 b	2.4 a	2.4 a	2.1 b	2.5 a	2.0 c	3.5 c	2.2 a	2.4 a
Hunt Club/South Keys	**	**	2.7 a	4.0 c	3.8 a	3.8 c	5.6 c	**	3.4 c	3.7 c
Former City of Ottawa	1.8 b	2.2 c	2.2 a	2.9 b	2.8 a	3.2 c	4.9 c	5.6 c	2.6 a	3.1 b
Vanier	**	**	2.7 a	3.8 c	4.6 c	3.7 c	**	4.9 c	4.3 b	3.9 b
Gloucester North/Orleans	**	**	1.7 b	2.2 c	0.9 a	7.9 b	3.3 c	5.7 c	1.9 a	5.8 b
Eastern Ottawa Surrounding Areas	**	**	1.6 a	0.0 a	1.6 a	2.6 a	**	**	1.6 a	2.1 a
Gloucester/Eastern Areas	0.0 a	**	1.7 a	2.0 c	1.0 a	7.1 b	3.3 c	5.7 c	1.9 a	5.5 b
Nepean	3.5 b	4.6 b	3.3 a	5.0 a	3.6 a	5.2 a	4.5 a	4.0 b	3.9 a	4.7 a
Western Ottawa Surrounding Areas	**	**	6.4 a	2.1 c	1.9 a	1.6 a	**	**	3.0 c	1.8 c
Nepean/Western Areas	3.5 b	4.6 b	3.8 a	4.3 a	3.3 a	4.4 a	4.4 a	4.0 b	3.7 a	4.3 a
Ottawa-Gatineau CMA (Ont. Part)	**1.8 b**	**2.3 c**	**2.3 a**	**3.0 b**	**2.9 a**	**3.7 c**	**4.8 c**	**5.0 c**	**2.8 a**	**3.5 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	801	830	1,018	1,072	1,394	1,439	1,604	1,617	1,083	1,134
Sandy Hill/Lowertown	779	792	1,041	1,073	1,316	1,322	1,739	1,698	1,124	1,119
Glebe/Old Ottawa South	769	775	940	1,011	1,217	1,261	1,475	1,495	1,094	1,141
Alta Vista	783	805	898	924	1,098	1,132	1,333	1,372	1,022	1,052
Carlington/Iris	759	804	879	908	1,053	1,093	1,242	1,252	961	996
Chinatown/Hintonburg/Westboro N	770	770	894	940	1,122	1,239	1,570	1,556	969	1,024
New Edinb./Manor Park/Overbrook	768	773	961	976	1,140	1,185	1,179	1,174	1,073	1,094
Westboro S/Hampton Pk/Britannia	787	813	896	934	1,075	1,127	1,227	1,240	968	1,012
Hunt Club/South Keys	717	735	875	882	1,031	1,034	1,413	**	991	998
Former City of Ottawa	781	803	944	980	1,152	1,196	1,391	1,377	1,034	1,067
Vanier	633	643	813	842	943	960	1,132	1,191	895	913
Gloucester North/Orleans	781	806	899	922	1,039	1,073	1,243	1,241	1,061	1,103
Eastern Ottawa Surrounding Areas	**	**	780	869	957	940	**	**	940	923
Gloucester/Eastern Areas	778	802	896	918	1,025	1,053	1,242	1,241	1,052	1,088
Nepean	832	870	922	960	1,121	1,157	1,293	1,335	1,136	1,170
Western Ottawa Surrounding Areas	**	**	1,275	1,315	1,316	1,399	1,590	**	1,307	1,382
Nepean/Western Areas	832	869	976	1,016	1,162	1,214	1,294	1,337	1,158	1,202
Ottawa-Gatineau CMA (Ont. Part)	**780**	**801**	**936**	**972**	**1,131**	**1,174**	**1,320**	**1,329**	**1,044**	**1,078**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	1,545	1,523	5,005	5,028	2,059	2,104	239	245	8,848	8,900
Sandy Hill/Lowertown	927	919	2,895	2,891	1,720	1,725	434	433	5,976	5,968
Glebe/Old Ottawa South	199	196	1,541	1,536	1,273	1,276	253	256	3,266	3,264
Alta Vista	184	190	3,698	3,709	3,571	3,602	802	832	8,255	8,333
Carlington/Iris	486	490	3,268	3,269	2,869	2,882	421	427	7,044	7,068
Chinatown/Hintonburg/Westboro N	677	645	2,182	2,319	1,156	1,184	169	176	4,184	4,324
New Edinb./Manor Park/Overbrook	242	244	1,344	1,350	2,177	2,182	662	664	4,425	4,440
Westboro S/Hampton Pk/Britannia	444	436	2,665	2,708	2,301	2,327	188	199	5,598	5,670
Hunt Club/South Keys	121	113	989	1,005	1,036	1,047	248	249	2,394	2,414
Former City of Ottawa	4,825	4,756	23,587	23,815	18,162	18,329	3,416	3,481	49,990	50,381
Vanier	168	169	1,814	1,811	1,825	1,824	244	247	4,051	4,051
Gloucester North/Orleans	115	115	835	835	1,555	1,572	1,507	1,502	4,012	4,024
Eastern Ottawa Surrounding Areas	2	2	64	64	276	283	6	13	348	362
Gloucester/Eastern Areas	117	117	899	899	1,831	1,855	1,513	1,515	4,360	4,386
Nepean	144	154	1,706	1,697	3,492	3,479	2,908	2,897	8,250	8,227
Western Ottawa Surrounding Areas	2	2	299	545	670	768	256	256	1,227	1,571
Nepean/Western Areas	146	156	2,005	2,242	4,162	4,247	3,164	3,153	9,477	9,798
Ottawa-Gatineau CMA (Ont. Part)	**5,256**	**5,198**	**28,305**	**28,767**	**25,980**	**26,255**	**8,337**	**8,396**	**67,878**	**68,616**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	2.8 b	2.7 b	2.9 c	4.4 b	3.4 c	3.4 c	**	**	3.1 c	3.8 b
Sandy Hill/Lowertown	2.3 c	4.4 c	6.0 b	5.2 b	7.3 b	7.3 b	**	5.8 c	5.9 b	5.6 b
Glebe/Old Ottawa South	9.7 c	5.8 c	3.9 c	2.6 c	3.6 c	2.1 c	4.1 d	**	4.2 c	2.8 c
Alta Vista	4.0 d	2.0 c	4.6 b	7.4 b	6.4 b	7.0 b	9.0 c	**	5.7 b	7.9 b
Carlington/Iris	2.7 b	3.8 d	3.5 b	4.8 b	4.9 b	4.7 b	4.3 c	**	4.0 b	4.7 b
Chinatown/Hintonburg/Westboro N	4.6 b	4.2 c	3.2 c	2.9 b	2.3 b	2.3 b	5.1 c	1.3 c	3.2 b	2.9 b
New Edinb./Manor Park/Overbrook	2.1 b	2.9 b	4.6 b	5.3 b	4.3 b	6.9 b	3.9 c	5.8 c	4.2 b	6.0 b
Westboro S/Hampton Pk/Britannia	2.6 b	3.6 b	4.3 b	4.7 b	4.5 b	4.0 b	2.4 c	5.3 b	4.2 b	4.4 b
Hunt Club/South Keys	**	**	4.9 b	7.2 c	6.4 b	6.1 c	7.7 c	**	5.6 b	6.2 c
Former City of Ottawa	3.2 b	3.5 b	4.1 b	5.0 b	4.9 b	5.1 b	6.0 c	7.6 c	4.4 b	5.1 b
Vanier	**	**	5.3 c	4.8 c	5.9 c	**	**	7.6 c	6.1 c	5.7 c
Gloucester North/Orleans	**	**	4.9 b	4.8 b	3.1 c	10.6 c	6.2 c	7.9 c	4.5 b	8.2 c
Eastern Ottawa Surrounding Areas	**	**	1.6 c	0.0 a	3.9 c	4.5 c	**	**	3.3 c	3.6 c
Gloucester/Eastern Areas	0.0 a	**	4.7 b	4.5 b	3.2 b	9.7 c	6.1 c	7.9 c	4.4 b	7.9 c
Nepean	7.8 c	6.6 c	7.7 c	9.4 c	6.9 c	9.0 c	7.4 c	6.0 c	7.2 c	8.0 c
Western Ottawa Surrounding Areas	**	**	8.7 c	3.6 c	3.1 c	2.6 c	**	**	4.4 c	2.9 c
Nepean/Western Areas	7.7 c	6.5 c	7.8 c	8.0 c	6.1 c	7.5 c	7.4 c	6.0 c	6.9 c	7.2 c
Ottawa-Gatineau CMA (Ont. Part)	3.2 b	3.6 b	4.4 b	5.2 b	5.1 b	6.0 b	6.8 c	7.1 c	4.9 b	5.6 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Downtown	1.6 c	2.7 c	0.4 b	1.9 c	-0.8 d	2.1 c	**	++	0.5 a	2.0 c
Sandy Hill/Lowertown	++	2.5 c	++	2.1 c	++	**	++	++	0.8 c	1.3 c
Glebe/Old Ottawa South	2.8 b	1.4 a	3.4 d	4.2 b	++	3.1 b	++	3.5	++	3.0 a
Alta Vista	1.4 a	0.9 c	-0.6 b	3.4 d	-0.7 b	3.6 b	++	3.6 c	-0.7 b	3.5 b
Carlington/Iris	-1.5 c	3.8 c	++	3.7 c	**	5.9 c	++	++	-1.0 d	3.9 c
Chinatown/Hintonburg/Westboro N	1.4 a	1.6 c	0.8 c	3.5 b	1.6 c	3.1 d	0.5 b	2.5 b	0.9 a	3.1 b
New Edinb./Manor Park/Overbrook	2.0 a	1.0 a	1.4 a	2.2 b	1.4 a	3.1 b	2.3 b	2.4 b	1.3 a	2.5 a
Westboro S/Hampton Pk/Britannia	2.9 b	2.9 b	++	3.6 d	++	4.7 c	5.9 d	++	++	3.9 b
Hunt Club/South Keys	++	++	2.0 a	2.4 c	1.8 a	1.7 c	-1.1 d	**	2.6 a	1.1 a
Former City of Ottawa	1.3 c	2.4 c	0.6 c	3.0 c	++	3.4 c	1.5 c	1.5 c	0.4 c	2.8 c
Vanier	**	4.9 c	++	2.5 c	6.5 c	++	++	++	2.5 b	++
Gloucester North/Orleans	-1.4 a	4.5 c	-1.0 a	3.4 d	++	3.0 c	1.4 a	0.8 a	++	2.3 c
Eastern Ottawa Surrounding Areas	**	**	++	**	1.1 a	++	**	**	1.0 a	++
Gloucester/Eastern Areas	-1.2 c	5.0 c	-0.9 c	3.3 c	++	2.7 c	1.4 a	0.8 a	0.3 c	2.1 c
Nepean	1.0 a	4.5 b	0.4 a	3.6 d	++	3.1 d	1.0 a	1.9 b	0.5 a	2.9 b
Western Ottawa Surrounding Areas	**	**	2.5 a	++	1.3 a	1.1 a	**	**	1.5 b	0.7 a
Nepean/Western Areas	1.0 a	4.4 b	0.7 a	3.0 c	++	2.8 c	0.9 a	1.9 b	0.7 a	2.6 c
Ottawa-Gatineau CMA (Ont. Part)	1.2 a	2.6 c	0.6 a	3.0 c	++	3.0 c	1.4 a	1.5 a	0.5 a	2.6 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ottawa-Gatineau CMA (Ont. Part) - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	3.3 a	2.4 c	2.6 a	2.7 a
Inner Suburbs	1.5 a	1.4 c	2.7 a	3.3 b ↑
Outer Suburbs	0.7 a	3.6 d ↑	2.5 a	4.1 a ↑
Ottawa-Gatineau CMA (Ont. Part)	**1.7 b**	**2.6 b ↑**	**2.6 a**	**3.4 a ↑**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part) - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	**	814 a	1,425 d	1,062 a Δ	1,476 d	1,363 a Δ	**	1,599 a
Inner Suburbs	**	774 a	**	923 a	1,359 c	1,131 a Δ	**	1,360 a
Outer Suburbs	**	810 a	**	937 a	1,218 b	1,117 a Δ	**	1,256 a
Ottawa-Gatineau CMA (Ont. Part)	**	**801 a**	**	**972 a**	**1,330 b**	**1,174 a Δ**	**1,729 c**	**1,390 a Δ**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant
Δ indicates that the change is statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ottawa-Gatineau CMA (Ont. Part) - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	**	**	1,265 d	1,425 d	1,828 c	1,476 d	**	**	1,688 c	1,467 c
Inner Suburbs	**	**	**	**	1,392 b	1,359 c	**	**	1,434 b	1,422 c
Outer Suburbs	**	**	1,110 d	**	1,317 b	1,218 b	**	**	1,286 b	1,282 c
Ottawa-Gatineau CMA (Ont. Part)	**	**	1,223 c	**	1,430 b	1,330 b	**	1,729 c	1,422 b	1,378 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Ottawa-Gatineau CMA (Ont. Part) - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	1.5 c	5.4 d ↑	3.2 b	4.0 b ↑
25 to 49 Units	**	3.7 d	2.9 a	3.6 b ↑
50 to 99 Units	1.4 a	**	3.2 b	3.1 a -
100 to 199 Units	2.0 c	2.8 c	2.2 a	3.0 a ↑
200+ Units	1.1 a	**	2.3 a	3.4 b ↑
Total	1.7 b	2.6 b ↑	2.6 a	3.4 a ↑

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ottawa-Gatineau CMA (Ont. Part) - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown	7,377	8,538	2,128 a	2,410 a	28.8 a	28.2 a	3.3 d	2.4 c
Inner Suburbs	10,079	10,541	2,125 a	1,933 a	21.1 a	18.3 a	1.5 a	1.4 a
Outer Suburbs	12,142	12,937	2,952 a	3,000 a	24.3 a	23.2 a	0.7 a	3.6 d ↑
Ottawa-Gatineau CMA (Ont. Part)	**29,598**	**32,016**	**7,155 a**	**7,331 a**	**24.2 a**	**22.9 a**	**1.7 b**	**2.6 b ↑**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Ottawa-Gatineau CMA (Ont. Part) - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	1,742	1,953	377 a	413 a	21.6 a	21.2 a	1.5 c	5.4 d ↑
25 to 49 Units	3,150	3,134	675 a	644 a	21.4 a	20.6 a	**	3.7 d
50 to 99 Units	5,010	5,315	1,066 a	1,125 a	21.3 a	21.2 a	1.4 a	**
100 to 199 Units	11,236	11,949	2,799 a	3,036 a	24.9 a	25.4 a	2.0 c	2.8 c
200+ Units	8,460	9,665	2,258 d	2,148 a	26.7 d	22.2 a ↓	1.1 a	**
Total	29,598	32,016	7,155 a	7,331 a	24.2 a	22.9 a -	1.7 b	2.6 b ↑

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Ottawa-Gatineau CMA (Ont. Part) - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	**	**	**	**	**	**	1,423 c	1,517 c	1,368 c	1,414 c
Semi detached, Row and Duplex	**	**	**	**	1,145 d	1,150 c	1,252 b	1,334 b	1,234 b	1,292 b
Other-Primarily Accessory Suites	**	**	**	**	1,059 c	1,129 c	**	**	1,004 c	**
Total	**	**	**	**	1,128 c	1,118 b	1,292 b	1,375 b	1,237 b	1,299 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type
Ottawa-Gatineau CMA (Ont. Part) - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	**	**
Semi detached, Row and Duplex	22,307 a	24,670 b ↑
Other-Primarily Accessory Suites	**	**
Total	33,160	35,766

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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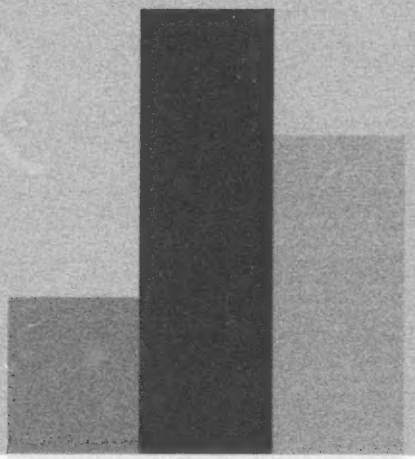

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- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
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